

LONGWOOD LAKES SOUTH

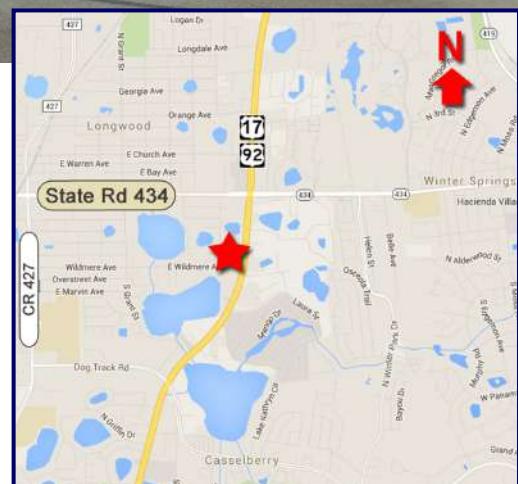
2,732 RSF FACING U.S. HWY

676 & 672 S US Hwy 17-92 | Longwood, FL 32750



\$16, NNN

- Units 676 & 672 total **2,732 RSF** and face busy U.S. Hwy 17-92. They can be subdivided or leased as a single unit.
- LOW operating expenses of only \$5.⁵⁴/SF!**
- \$81,456 Avg. HH Income** within a 3-mile radius
- New roof** installed in August, 2025
- A **luxury apartment community** is close by to the south, and a national **24-hr fitness center** is to the north of Longwood Lakes. **Outparcels** serve as **additional traffic generators**.



For more information, contact:

Jim Gruber x230

(407) 786-4001

Jim@QuestCompany.com



Quest Company

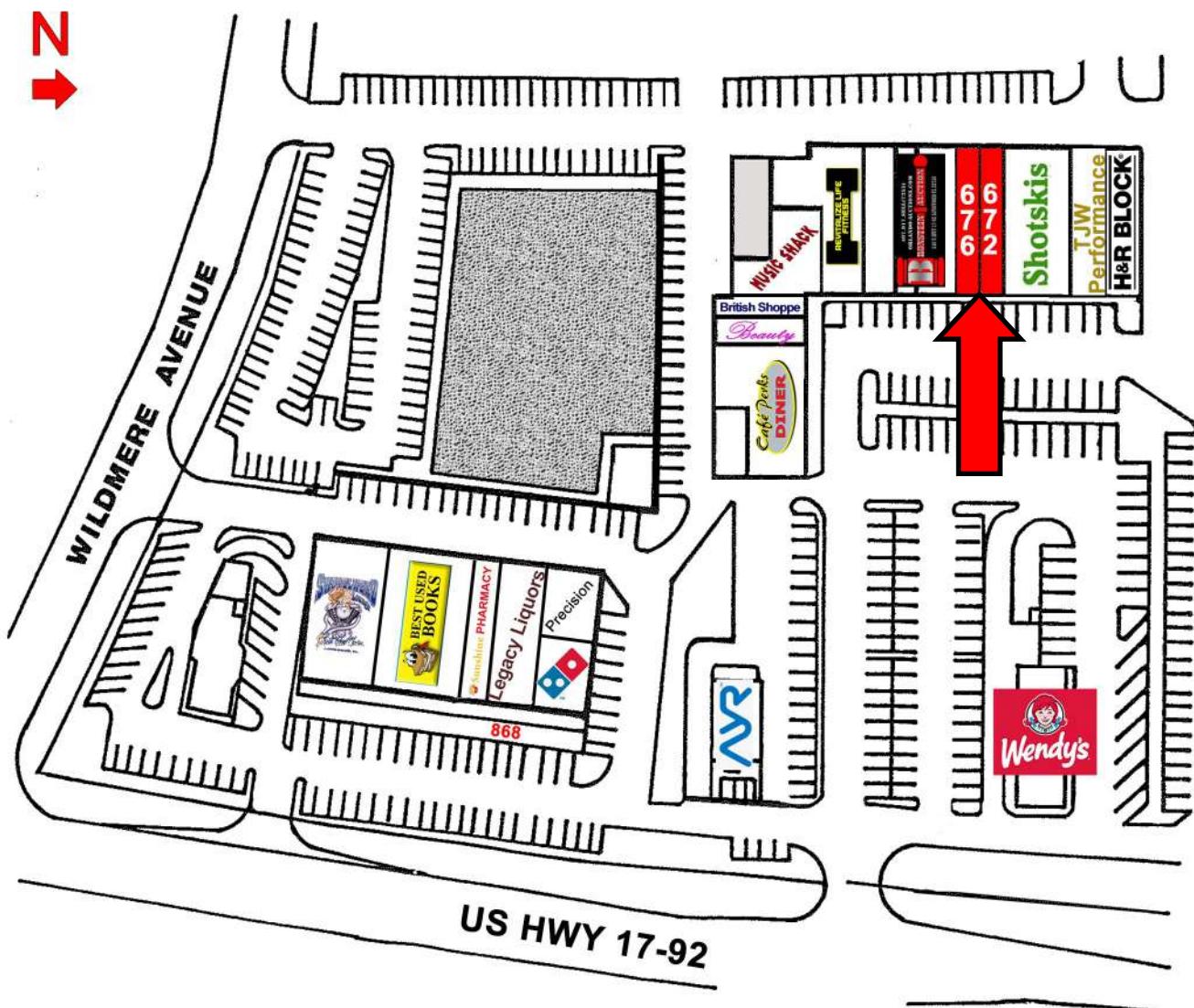
1180 Spring Centre S. Blvd, Suite 102

Altamonte Springs, FL 32714

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2024 Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population Est:	10,983	73,207	212,133
Avg. HH Income:	\$65,842	\$81,456	\$90,506
2024-29 Growth:	4.18%	4.02%	4.19%